



Main Gate Overlay District – Design Review Committee (MGO-DRC)

Wednesday, February 06, 2019 at 4:30 PM
Ward 6 Council Office, East Room
3202 East 1st Street, Tucson, AZ 85716

Legal Action Report & Meeting Summary

1. Call to Order/Roll Call 4:36 PM.

Present:

Rick Gonzalez, Chair
John Birkinbine
Jane McCollum
Robert Miller
Robert Smith
Matt Williams

Absent:

Noah Sensibar
Tom Warne

Staff Members:

Koren Manning, Planning & Development Services
María Gayosso, Planning & Development Services
Marilyn Kalthoff, Planning & Development Services
Alexandra Hines, Planning & Development Services
Steve Shields, Planning & Development Services

2. Approval of Legal Action Report of December 18, 2018, Meeting

Motion by Mr. Miller to approve, seconded by Ms. McCollum, All in favor, motion approved unanimously.

3. MGD-18-03 Marriot Residence Inn, 714 North Euclid Avenue

This case was continued by the DRC on December 18, 2018. The DRC asked the applicant to return to the DRC with more specific details on the alley along the north side of the project, showing how vehicular and pedestrian circulation will meet code requirements, and to have an opportunity to discuss with DRC member Robert Smith, since the owner of the alley way is The University of Arizona.

Applicant presented revisions to the design package, showing how the project relates to the alleyway and how vehicular and pedestrian circulation meet code requirements, including the provision of a 24-foot width of the alley adjacent to the 90° parking spaces, and compliance with sight visibility triangles at the intersection of the alley and Euclid Avenue.

Mr. Smith expressed his interest on being part of further conversations with the applicant to address potential challenges with traffic emerging from the Tyndall parking garage, separate from this application.

Mr. Gonzalez entered a motion to approve the revised design package. Motion seconded by Ms. McCollum. All in favor, motion approved unanimously.

4. Courtesy Design Review: MGD-19-02 Hub IV at Speedway and Park

Applicant presented preliminary design package for a new residential/retail/commercial project at the southwest corner of Speedway Boulevard and Park Avenue. The project consists of a 6-story building with two mezzanines, and above ground and underground parking garages. The building will run above the existing alley, providing a 21-foot clearance. Specific materials are still to be selected.

Preliminary feedback from the DRC included:

1. The University of Arizona is starting a new master plan where the areas by the southeast corner of Speedway Boulevard and Park Avenue will be denser and designed as a campus gateway. The Hub IV needs to incorporate a pedestrian-level design that corresponds to and celebrates the campus gateway features of this intersection.
2. The revised massing along Speedway Boulevard provides added articulation that provides the sense of having multiple buildings.
3. The strategy of awnings in the building will help with the provision of additional shade.
4. Variation of materials is preferred, with less stucco.
5. Support the removal of the drive-thru for the Jack in the Box.
6. Glass components of buildings need more shade, considering the heat of the summer, even along the north façade.
7. Applicant to anticipate if glass components may be reduced by the final structural design stage.
8. Applicant to provide a letter with the design package, pointing out at the design aspects to be reviewed by the DRC.

Project will return to the DRC in a few months for formal review.

5. Future Agenda Items

Possible review of open space program for The Collective at the end of February.

6. Call to the Audience

No members of the audience spoke.

7. Meeting Adjourned at 5:29 PM.